



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2025/OF1
2.	Proposed Development:	EXTENSIONS TO GENERAL PURPOSE/SHEEP BUILDINGS
3.	Location:	FIELD 0043, OPPOSITE FAIRLADIES FARM, OUTRIGG ROAD, ST BEES
4.	Parish:	St. Bees
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change
6.	Publicity Representations &Policy	<p>Neighbour Notification Letter: YES</p> <p>Site Notice: YES</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	<p>Report:</p> <p>SITE AND LOCATION</p> <p>The application relates to Field 0043, directly opposite Fairladies Farm, located to the south-east of St Bees. The site is accessed by a single track off Outrigg Road and benefits from a number of agricultural buildings.</p> <p>PROPOSAL</p> <p>Planning Permission is sought to extend two existing general agricultural purpose/sheep buildings to the north. The proposed structures will extend 6 metres from the existing side elevations and the building designs will be identical to the existing. Building A will measure 9.15 metres in width, with an eaves height of 3.35 metres and a ridge height of 4.7 metres. Building B will measure 12.2 metres in width, with an eaves height of 3.66 metres and a ridge height of 5.4 metres.</p> <p>The proposals have been designed to match the existing elevations with concrete panels on the low level and juniper green box profile vent sheeting on the upper elevations to the north and west</p>	

elevations and Yorkshire type board side cladding on the east elevation facing the boundary. The proposal also includes 'Bix Six' grey corrugated cement fibre sheeting on the roof. Building B will include gates and a 1.22 metre overhanging roof to match the existing building design.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for the erection of a general purpose/sheep building (ref: 4/14/2221/0F1) and erection of a general purpose/sheep building extension (ref: 4/17/2318/0F1).

CONSULTATION RESPONSES

Consultees

St Bees Parish Council – No objections.

Public Representations

The application has been advertised by way of site notice and neighbour notification letters issued to 1 property - No objections have been received as a result of the consultation.

PLANNING POLICIES

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy ENV5 - Protecting and Enhancing the Borough's Landscape

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM26 - Landscaping

Policy DM30 – Rural Buildings

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Cumbria Landscape Character Guidance and Toolkit (CLCGT)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Preferred Options Consultation. The Preferred Options Consultation builds upon the completed Issues and Options Consultation, which finished in January 2020. Given the stage of preparation, the emerging Copeland Local Plan 2017-2035 has only limited weight in decision making, but provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

ASSESSMENT

The key issues raised by this proposal are the principle of development, its scale and design and impact on residential amenity, the public right of way and the landscape and visual impact.

Principle of Development

Policy ST2 of the Local Plan supports development outside of settlements, which have a proven requirement for such location, including agriculture related development. Policy DM30 and section 6 of the NPPF supports proposals for new agricultural buildings as long as they are well related to existing settlement or farm complexes, and do not adversely impact on local landscapes or the amenity of nearby residential properties.

As the proposal is to extend two existing buildings within the farm complex and it will provide additional capacity for the functioning of the agricultural operations on the site, this proposal is considered to be an appropriate form of development in the countryside. Despite being visible on the eastern boundary, the proposed extensions will relate to the existing buildings within the farm and they will be screened by the existing boundary hedges. In addition, the extended buildings will be slightly visible from the north-west corner, although due to the changes in levels and the excavated ground, they will be well screening. This will therefore minimise the impact of the development on the surrounding area.

On this basis, there is a proven requirement for the proposed agricultural buildings and therefore the proposal is considered to be an appropriate form of development in the countryside in accordance with Policies ST2 and DM30 and NPPF guidance.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 seeks to ensure high standards of design are maintained, with appropriate scale and materials, responding to the character of the site.

The scale and design of the proposed structures are considered to be appropriate with regard to the existing farm buildings. The pitched roof and the heights will match the existing buildings and

character of the farm. In addition, the use of matching materials will ensure that the new structure relates well to the existing farm buildings. On this basis, the proposal is considered to comply with policies ST1 and DM10.

Residential Amenity

Policy ST1, DM10 and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.

The closest residential dwelling is approximately 140 metres away from the proposed structures. In addition, due to the topography and existing hedges along the boundary, the proposed structure will be well screened. On this basis, it is considered that the proposal will have no detrimental impact on residential amenity and therefore the proposal is considered to satisfy Policies ST1, DM10 and the NPPF guidance.

Impact on Public Right of Way

Although the Public Right of Way 423017 runs adjacent to the proposal and the extension might be visible from a small section of the public footpath, it will be modest in scale. In addition, it will be seen in the context of the existing building and as such will not have any significant detrimental impact on the users of the Public Right of Way. On this basis, the proposal is considered to satisfy Policy DM10 and the NPPF guidance.

Landscape and Visual Impact

Policy ENV5 states that the Borough's landscapes will be protected and enhanced by: protecting all landscapes from inappropriate change by ensuring that the development does not threaten or detract from the distinctive characteristics of that particular area; that where the benefits of the development outweigh the potential harm, ensuring that the impact of the development on the landscape is minimised through adequate mitigation, preferably on-site; and, supporting proposals which enhance the value of the Borough's landscapes.

The application site is opposite Fairladies Farm on land currently utilised as agricultural land. The Cumbria Landscape Character Guidance and Toolkit (CLCGT) identifies the site as being within Sub Type 4 'Coastal Sandstone', which includes an inland farmed plateau. The CLCGT seeks to manage, enhance and restore the landscape and traditional farm buildings and features within their own setting. Despite the proposal being visible from the neighbouring residential properties and the surrounding fields, the proposed extension will be viewed in the context of the existing working farm and the modern agricultural buildings. This will minimise the impact of the development on the surrounding landscape and therefore the works are not considered to result in a significant visual intrusion into the open countryside.

The proposal is therefore considered to comply with policies ST1, ENV5 and DM26 of the Copeland Local Plan and provision of the CLCGT.

Planning Balance and Conclusion

This application seeks to extend two existing farm buildings towards the north of the field. The main

	<p>issues raised by the application are the location of the development within the open countryside and the potential impacts on the character and appearance of the landscape. The proposal relates to existing farm buildings and it will provide additional capacity to the working farm.</p> <p>The proposal is considered to be appropriately located within the field, adjacent to the existing farm buildings and directly opposite the farm. The buildings will be modest in scale and the proposed design is considered to be suitable for its functional use. In addition, the proposal will have little impact on residential amenity, users of the public right of way and the landscape and visual impact due the topography of the site and the existing screening.</p> <p>Overall, the potential harm will not significantly and demonstrably outweigh the identified benefits of the development and therefore the proposal is considered to be an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p>
8.	<p>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <ol style="list-style-type: none"> 1. The development hereby permitted must commence before the expiration of three years from the date of this permission. <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <ol style="list-style-type: none"> 2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: - <p>Site Plan, scale 1:2500, drawing ref 1675, received 18th January 2021; Block Plan, scale 1:500, drawing ref 1675, received 18th January 2021; Existing and Proposed Floor Plan, scale 1:100, drawing ref 1675, received 18th January 2021; Existing and Proposed Elevations, scale 1:100, drawing ref 1675, received 18th January 2021; Proposed Sections, scale 1:100, drawing ref 1675, received 18th January 2021; Design and Access Statement, received 18th January 2021.</p> <p>Reason</p> <p>To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.</p>

	<p>Statement</p> <p>The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.</p>
<p>Case Officer: Chloe Unsworth</p>	<p>Date : 24/02/2021</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 24/02/2021</p>
<p>Dedicated responses to:- N/A</p>	